



# Vanni Business Park

Mountain View, California

295 N. Bernardo Avenue  
±20,000SF Available

339 N. Bernardo Avenue  
±24,006SF Available

**UNDERGOING  
MARKET READY WORK**



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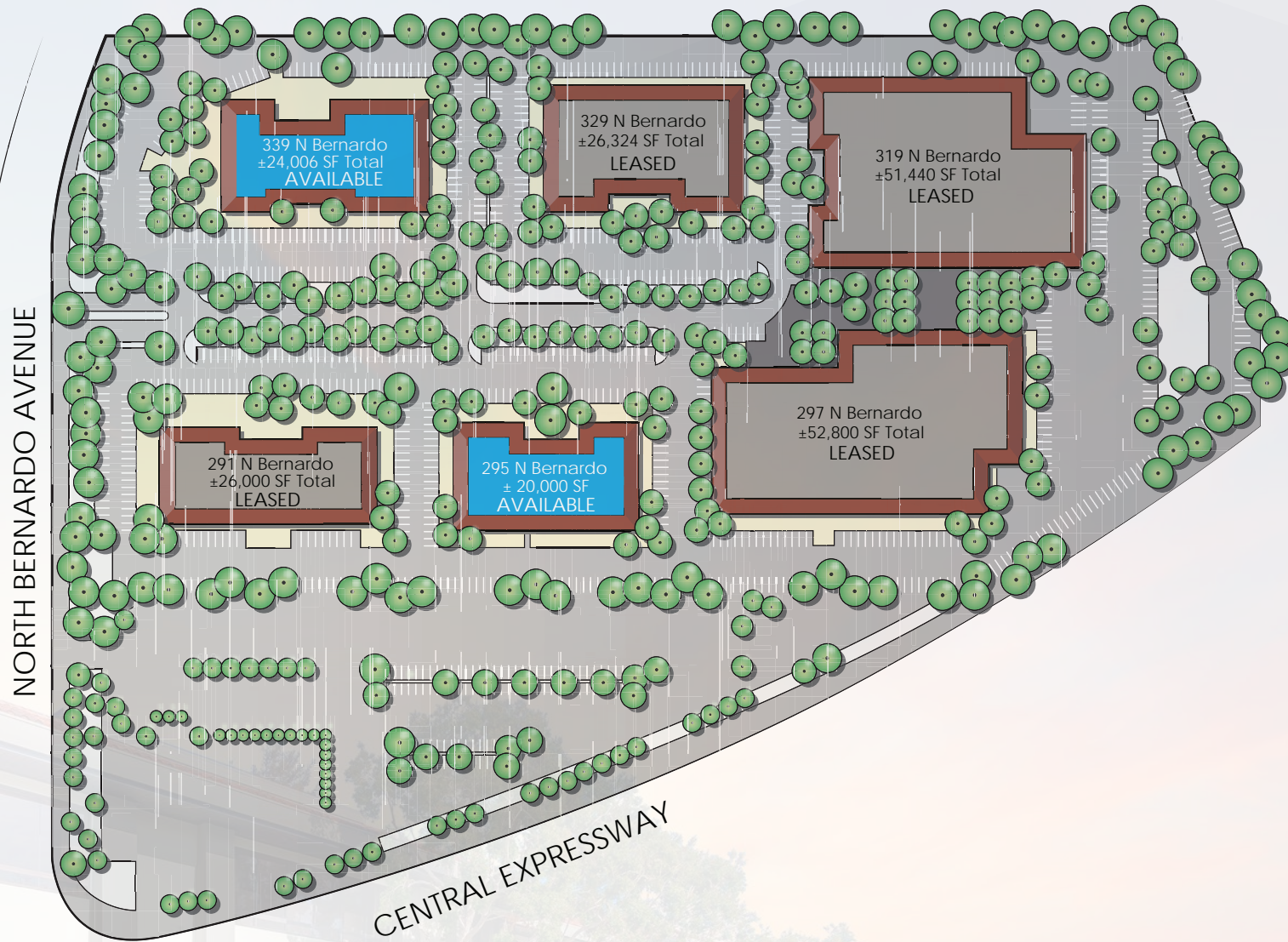
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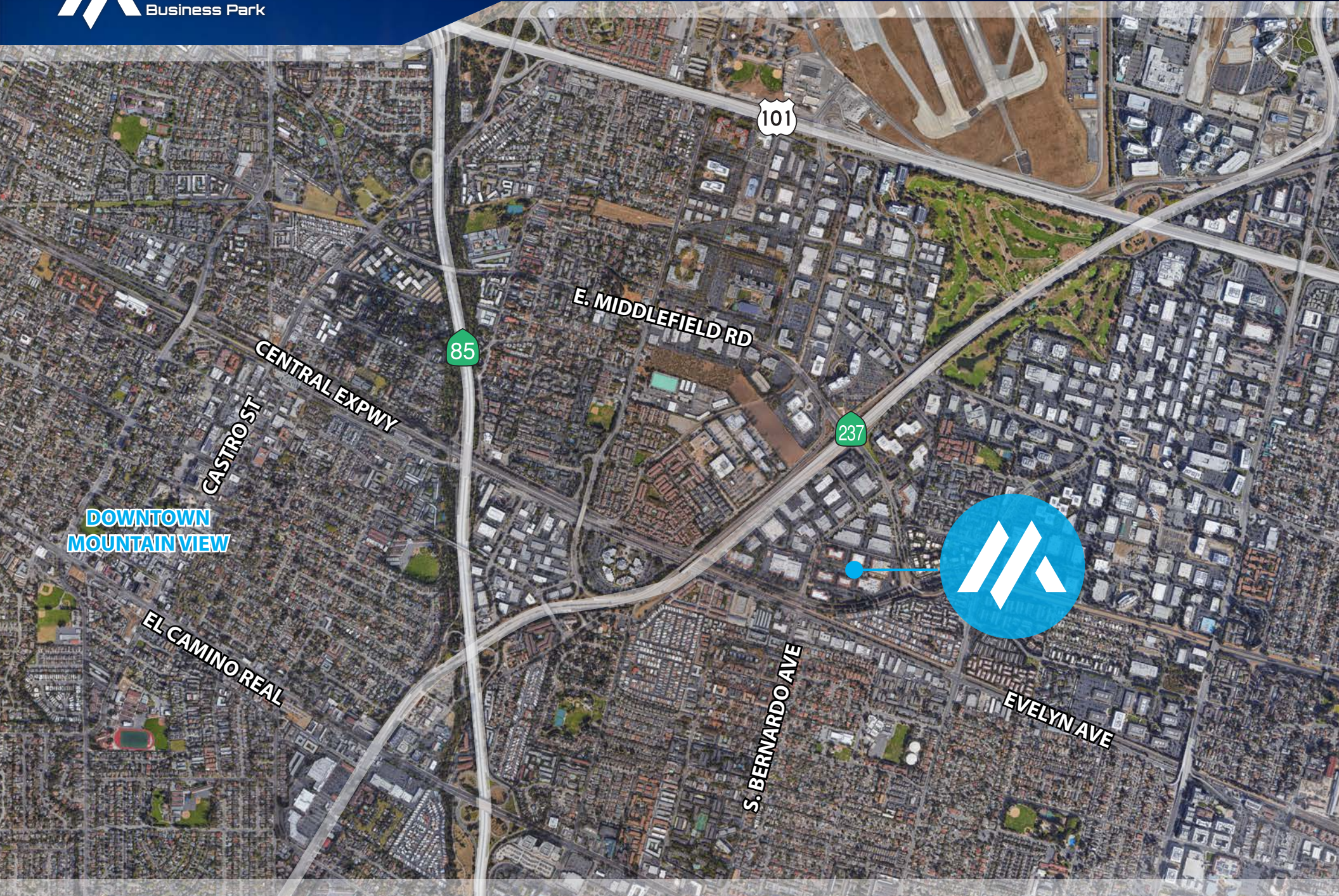
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295 and 339 N. Bernardo Avenue  
Mountain View









# 339

BERNARDO AVENUE

2ND FLOOR // ±24,006 SF

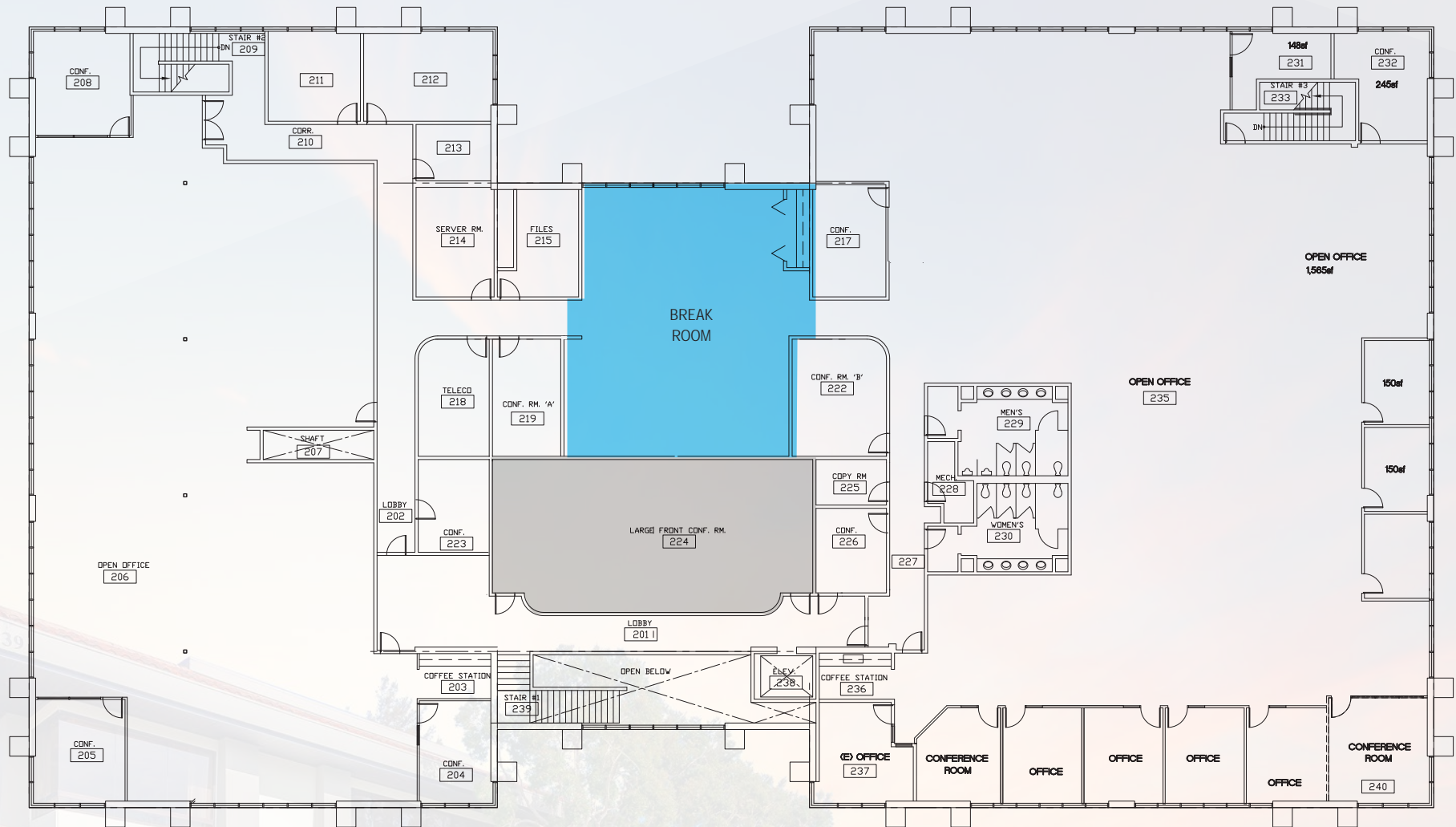
## HIGHLIGHTS

- Undergoing Marked Ready Work  
Estimated Completion June 1
- 2 Story Building of ±48,384 SF
- 2nd Floor: ±24,006 SF
- Ideal space for R&D/Office
- Abundant Glass, Two-Story Building
- Attractive Campus Setting
- Large Shared Conference Room
- Easy Access to Highways 237, 85  
and Central Expressway
- 3.7/1000 Parking



339

N. BERNARDO AVENUE, MOUNTAIN VIEW



2ND FLOOR // ±24,006 SF



**255**  
BERNARDO AVENUE  
2ND FLOOR // ±20,000 SF

## HIGHLIGHTS

- Market Ready Work Complete
- 2 Story Building of ±40,000 SF
- Second Floor: ±20,000 SF
- Updated Break Room, Restrooms and Lobby
- Abundant Natural Light
- 3.7/1000 Parking
- 2400 Amp Power



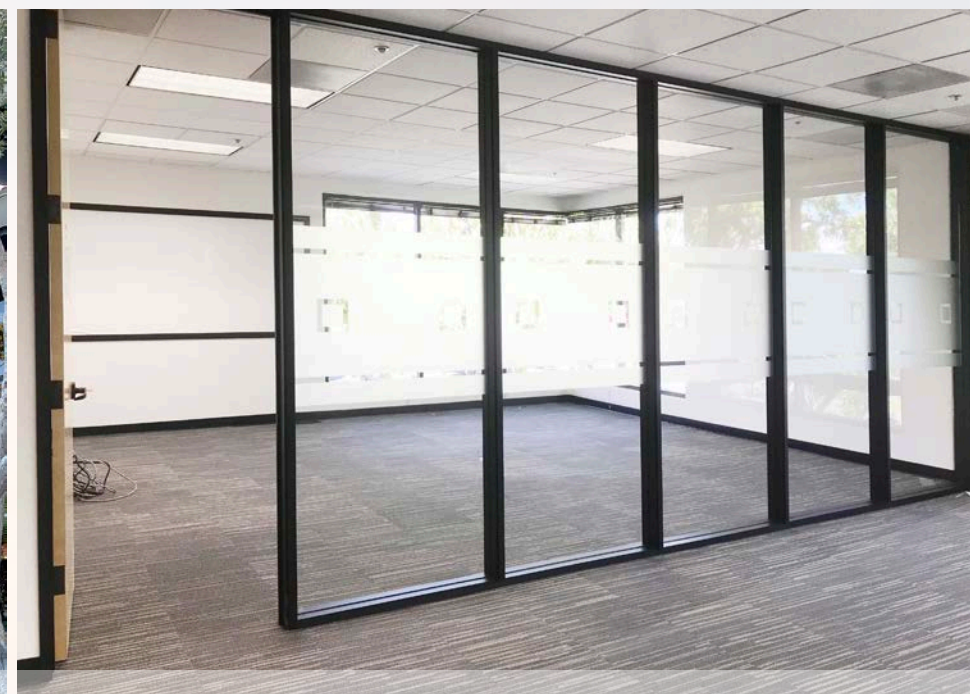
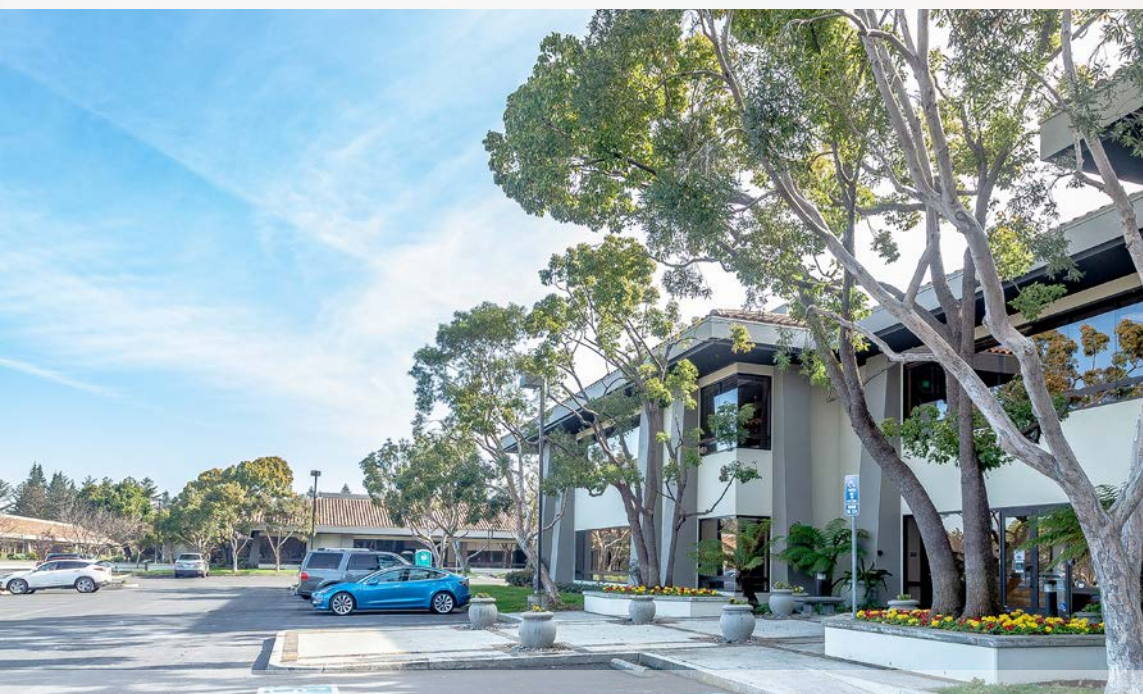
295

N. BERNARDO AVENUE, MOUNTAIN VIEW



2ND FLOOR // ±20,000 SF









## Northbound

Train No.	227	329
Gilroy	7:05	-
San Martin	7:14	-
Morgan Hill	7:20	-
Blossom Hill	7:33	-
Capitol	7:39	-
Tamien	7:47	7:56
San Jose Diridon	7:55	8:03
College Park	7:58	-
Santa Clara	8:02	-
Lawrence	8:12	-
Sunnyvale	8:18	-
Mountain View	8:23	-
San Antonio	8:27	-
California Ave	8:31	-
Palo Alto	8:36	8:23
Menlo Park	8:39	-

## Southbound

Train No.	362	266
San Francisco	4:09	4:27
22nd St	-	4:32
Bayshore	-	4:40
So. San Francisco	-	4:48
San Bruno	-	4:52
Millbrae	4:25	4:56
Burlingame	-	5:00
San Mateo	-	5:04
Hayward Park	-	5:07
Hillsdale	4:33	5:11
Belmont	-	5:14
San Carlos	-	5:18
Redwood City	-	5:22
Melo Park	-	5:28
Palo Alto	4:44	-
California Ave	-	-
San Antonio	-	-
Mountain View	4:51	5:36
Sunnyvale	-	-
Lawrence	-	-
Santa Clara	-	5:47
College Park	-	-
San Jose Diridon	5:06	5:55
Tamien	-	-



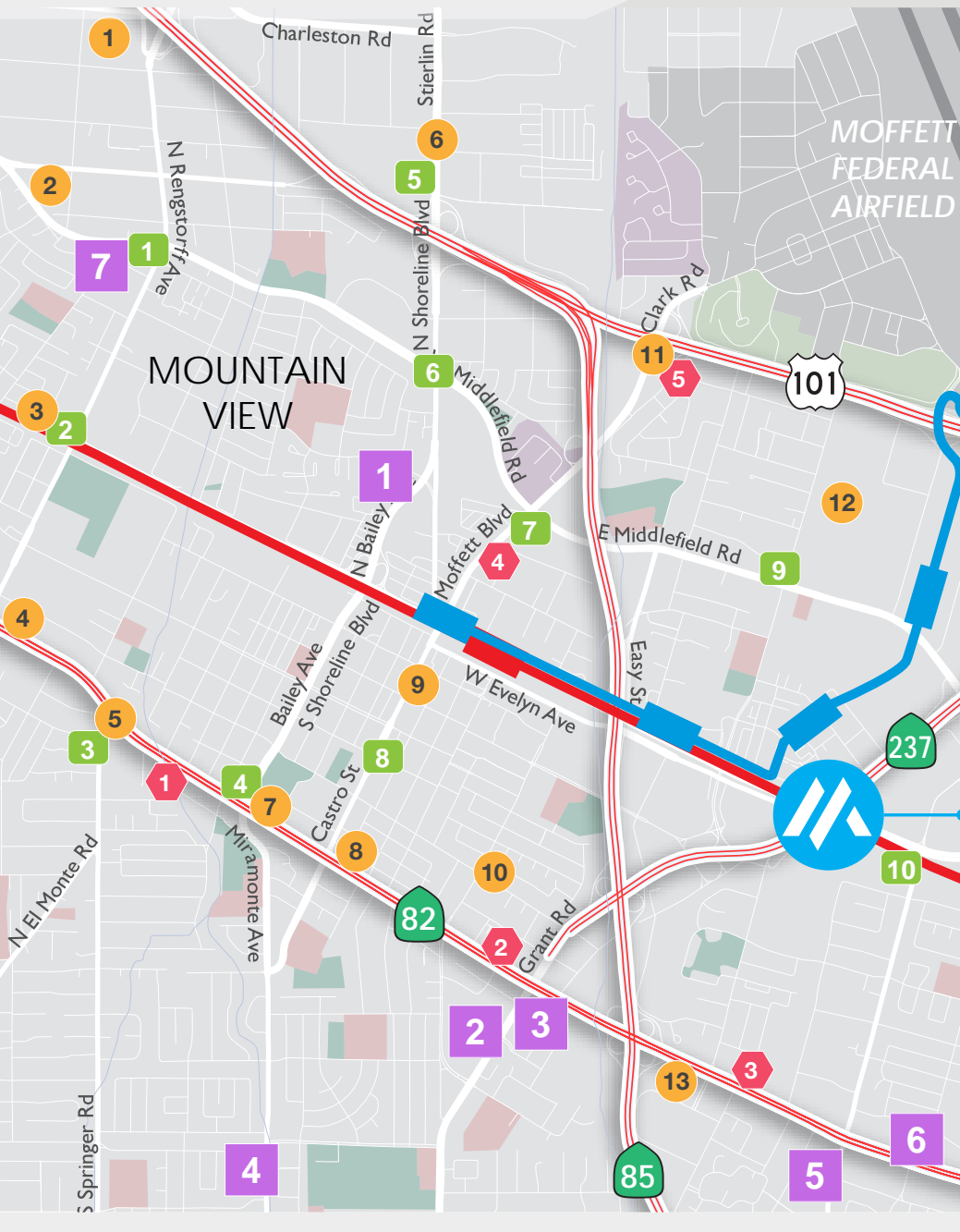
Caltrain Route



VTA Route







## RESTAURANTS

1. Chipotle  
Rengstorff Pho
2. Las Muchachas Restaurant
3. Hobee's
4. Maldonado's Pizzeria  
ViVe Sol
5. Chipotle  
Panera Bread
6. The Country Deli  
Cucina Venti  
Sunny Bowl
7. Garden Fresh  
Frankie Johnnie & Luigi Too
8. Morocco's Restaurant  
Amber Cafe
9. Sushi Tomi  
Kirin Chinese  
Chez TJ  
Xanh  
Fu Lam Mum  
Bangkok Spoon  
Pho To Chau  
Yakko  
New Mongolian BBQ  
Sushi Tomi  
Shiva's  
Casa Lupe  
Sakoon  
Tied House
10. Yam Leaf Bistro
11. Mario's Italiano
12. Simply Thai Street Food  
Hangout Cafe
13. Satsuma Sushi  
Himalayan Kitchen  
Chalateco

## SHOPPING CENTERS

1. **Bailey Park Plaza**  
Safeway, Momoya Sushi, Round Table Pizza, Big Bites, Dickey's Barbecue Pit
2. **Grant Park Plaza**  
In-N-Out Burger, Chevron, Valero, New York Pizza, Sweet Tomatoes, U.S. Bank, Nob Hill Foods, Peet's, 99 Ranch Market, Ocha Tea Cafe & Restaurant, Sush 85, Erik's DeliCafe
3. **Mountain View**  
The Sandwich Spot, Smart & Final, Nijiya Market, Chaat Paradise, Starbucks
4. **Blossom Valley**  
Safeway, Starbucks, Mountain Mike's Pizza, Wells Fargo Bank, House of Bagels, Shell, China Cafe, CVS Pharmacy
5. **Cherry Chase**  
Chase Bank, Safeway, Wells Fargo Bank, First Wok, Hanamaru, Casa Lupe
6. **Cala Center**  
Madras Cafe, The Old Siam, La Miche, Aachi Appakadai, Chevron, Pezzella's Villa Napoli
7. **Monta Loma Plaza**  
Fresh & Easy, Xinh Vu, Starbucks, Bangkok Bistro, Taqueria La Bamba, Meriwest Credit Union

## SERVICES

1. Valero
2. Shell  
Mi Pueblo
3. 76
4. Shell
5. Gold's Gym
6. Chevron  
Shell  
ARCO
7. Valero
8. Wells Fargo Bank  
Bank of America  
Bank of the West
9. Rotten Robbie
10. 76

## HOTELS

1. Residence Inn  
Super 8  
Holiday Inn Express
2. Hotel Vue  
Hotel Strata
3. Hilton Garden Inn  
Hotel Avante  
TownePlace Suites
4. Hampton Inn & Suites
5. Quality Inn & Suites  
Ramada  
County Inn

— LIGHT RAIL STATIONS

— CALTRAIN STATIONS





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Mountain View, California



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